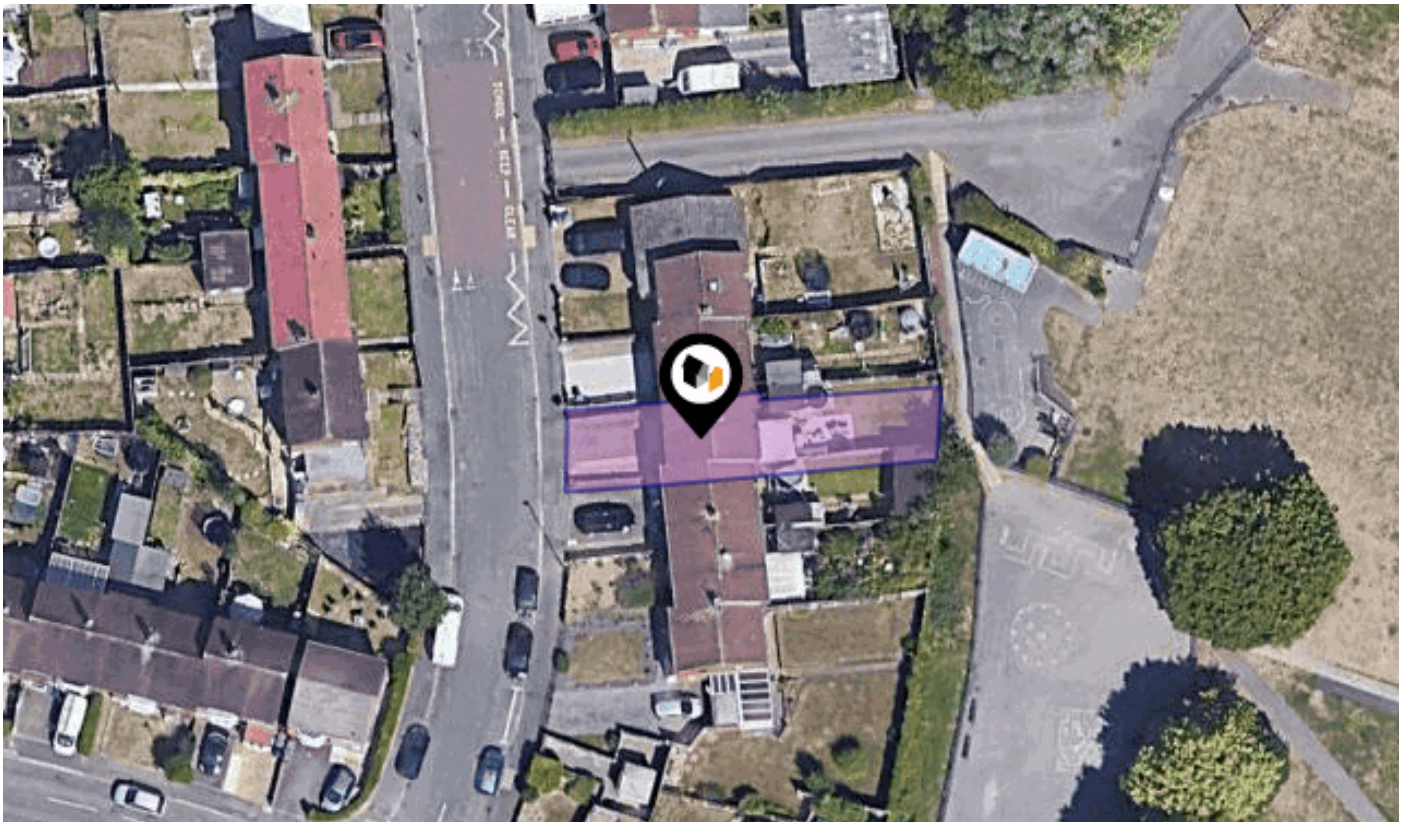




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 13th March 2024



TENNESSEE ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Inner Terrace Property
- > Three Bedrooms, No Onward Chain
- > Driveway Providing Off-Road Parking
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

Occupying a popular and established residential location close to Chaddesden Park School and Chaddesden Park stands this well-presented traditional inner-terrace property having the benefit of gas fired central heating and UPVC double glazing.

The property would be ideal for the growing family or first time buyer and an early viewing is highly recommended. In brief the accommodation comprises of:- entrance hall, lounge, dining kitchen and brick built conservatory. To the first floor are three bedrooms and shower room with a three piece suite. Outside, there is a driveway to the front elevation providing off-road parking and there is an enclosed rear garden with a brick built outbuilding.

Tennessee Road is conveniently situated for local amenities in Chaddesden and its range of shops, schools, public transport routes and useful road links via the A52, A50 and M1 Motorway together with access to East Midlands Airport.

Room Measurement & Details

Entrance Hallway:

Spacious Lounge: (13'11" x 13'9") 4.24 x 4.19

Dining Kitchen: (16'8" x 8'1") 5.08 x 2.46

Conservatory: (9'8" x 9'1") 2.94 x 2.77

First Floor Landing:

Bedroom One: (12'4" x 12'1") 3.76 x 3.68

Bedroom Two: (13'6" x 9'11") 4.11 x 3.02

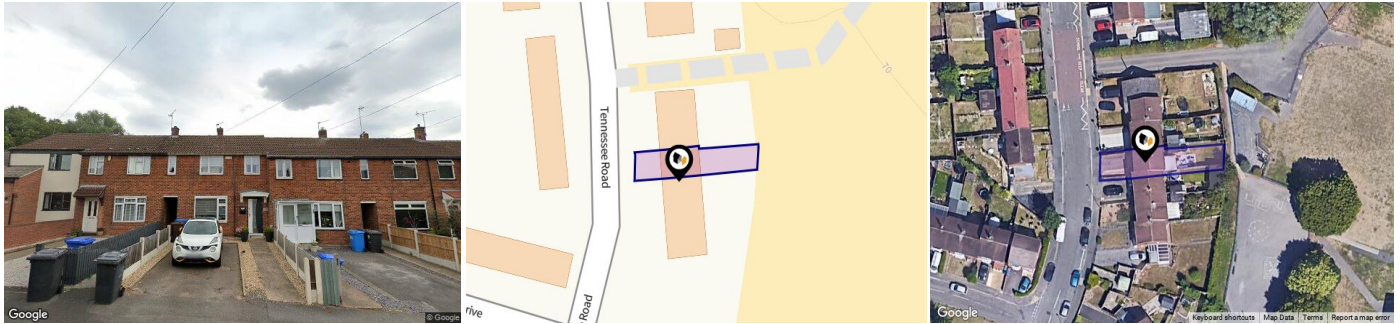
Bedroom Three: (9'2" x 8'9") 2.79 x 2.66

Shower Room:

Outside:

To the front elevation a driveway provides off-road parking. There is a shared entry to the side elevation leading to the enclosed rear garden being laid mainly to lawn with paved patio area. Brick built outbuilding.

Property Overview



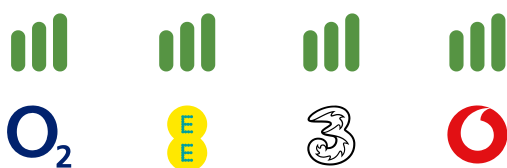
Property

Type:	Terraced	Last Sold £/ft²:	£144
Bedrooms:	3	Tenure:	Freehold
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,274		
Title Number:	DY239345		
UPRN:	100030365190		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	15 mb/s	1000 mb/s
Flood Risk:			
• Rivers & Seas	Very Low		
• Surface Water	Very Low		

Mobile Coverage:
(based on calls indoors)



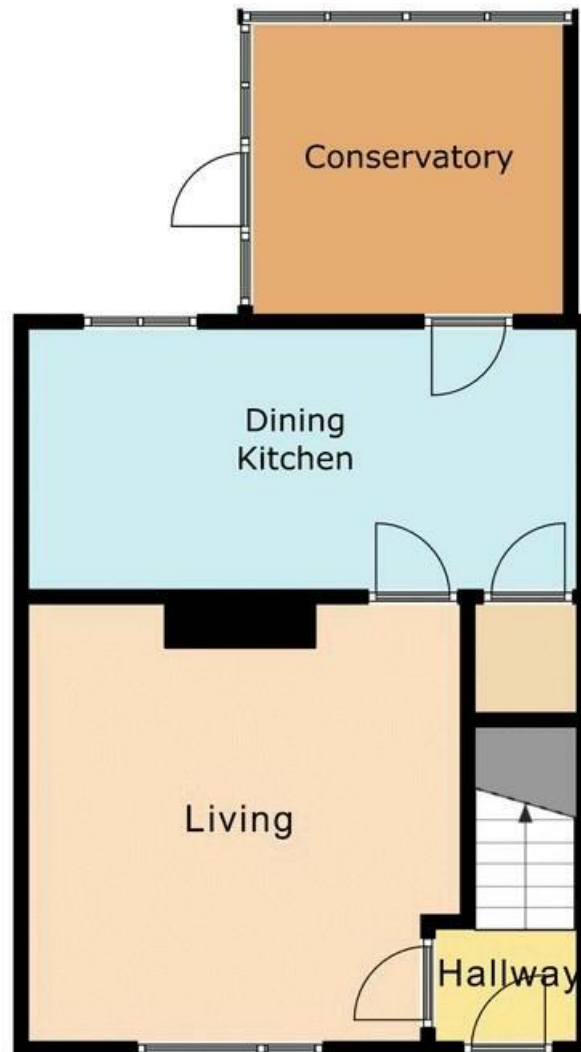
Satellite/Fibre TV Availability:



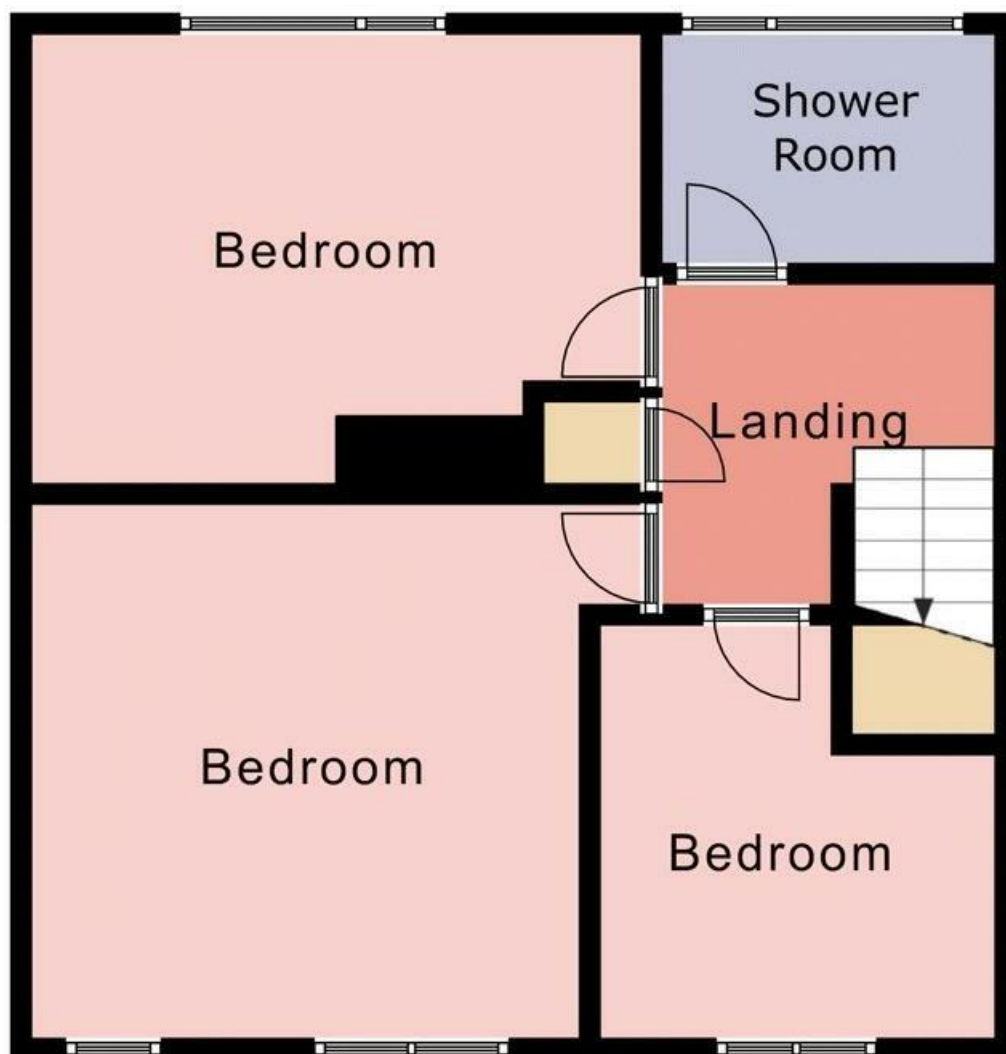




TENNESSEE ROAD, CHADDESSEN, DERBY, DE21



TENNESSEE ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Tennessee Road, Chaddesden, DE21

Energy rating

C

Valid until 18.03.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

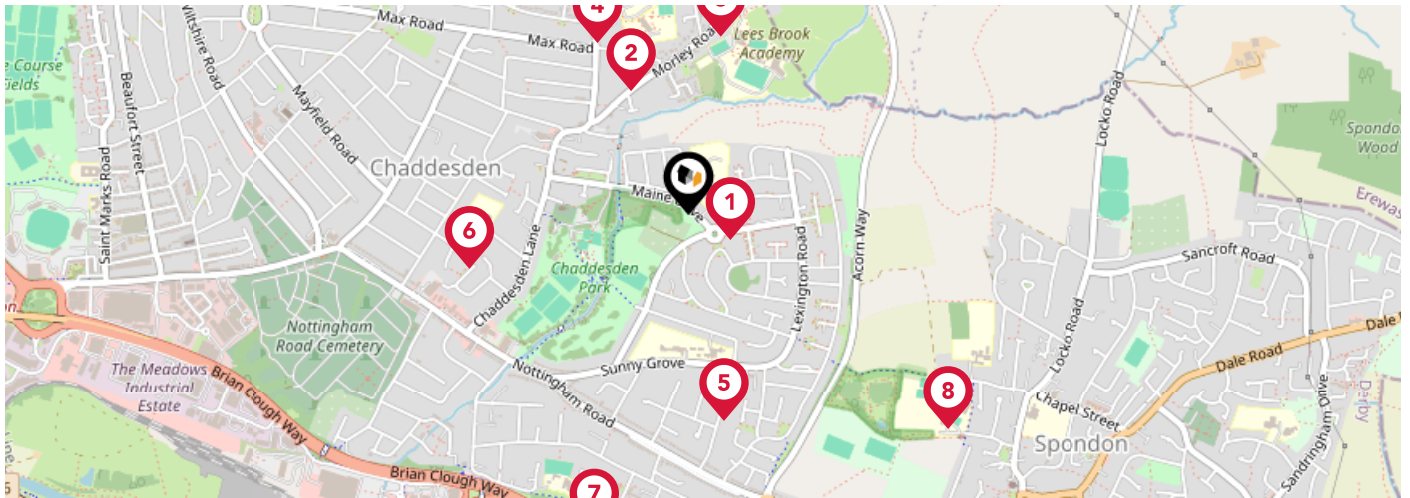
EPC - Additional Data



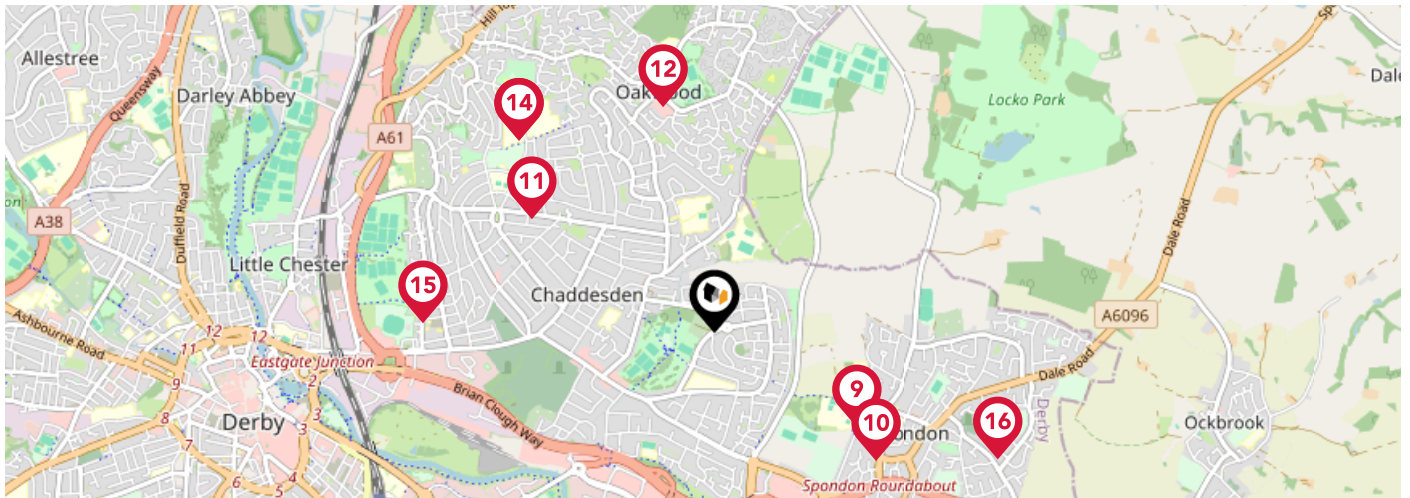
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 94% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 m ²

Area Schools

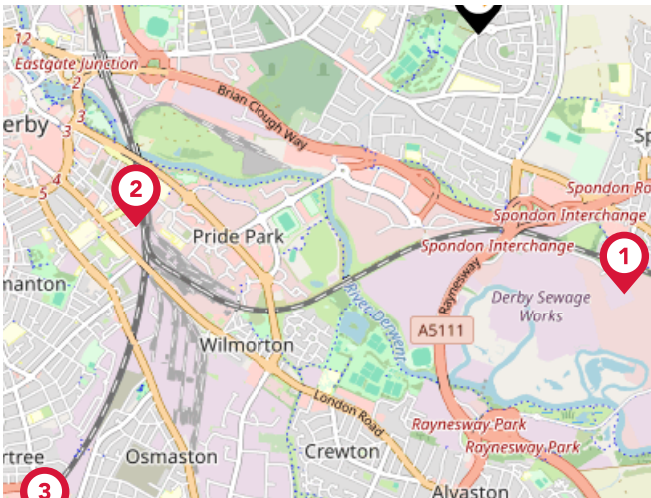


	Nursery	Primary	Secondary	College	Private
1 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



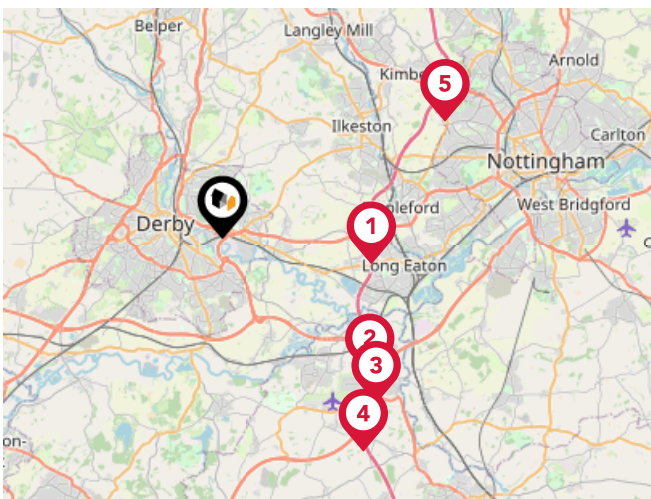
		Nursery	Primary	Secondary	College	Private
	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



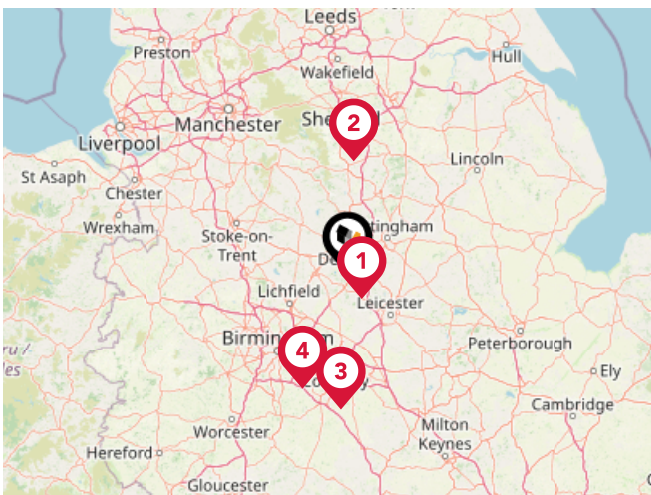
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.33 miles
2	Derby Rail Station	1.75 miles
3	Peartree Rail Station	2.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.38 miles
2	M1 J24A	7.2 miles
3	M1 J24	8.05 miles
4	M1 J23A	9.18 miles
5	M1 J26	8.98 miles



Airports/Helipads

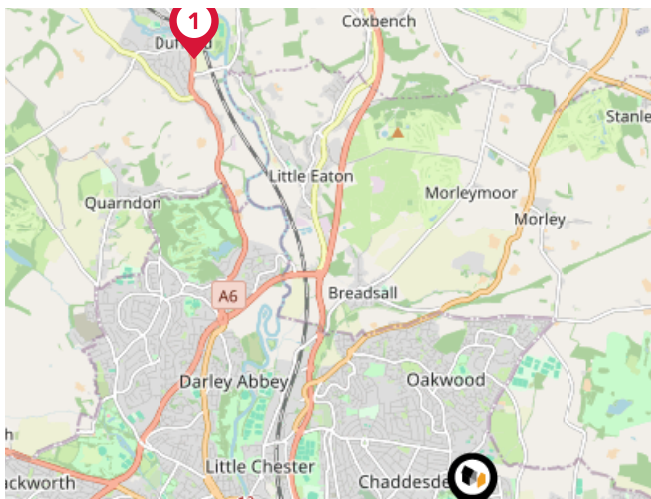
Pin	Name	Distance
1	East Midlands Airport	8.14 miles
2	Sheffield City Airport	32.33 miles
3	Coventry Airport	38.87 miles
4	Birmingham International Airport	35.3 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tennessee Road	0.05 miles
2	Tennessee Road	0.07 miles
3	Trenton Green	0.1 miles
4	Trenton Green	0.12 miles
5	Trenton Green	0.13 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.79 miles
2	Toton Lane Tram Stop	6.89 miles
3	Inham Road Tram Stop	7.34 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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